INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044

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CIN : U74999DL2021PTC381050

IVAPL/08/062024/ M3M ROUTE65

Architect's Certificate*

Report for quarter ending	**April to June' 2024**
Subject	**Certificate of Percentage of completion of construction work of the project at the end of the quarter**

1. I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans

Sr.No.	Particulars	Information
1.	Project/Phase of the project	**M3M ROUTE65**
2.	Location	**Sector 65 Gurugram**
3.	Licensed area in acres	**4 Acres**
4.	Area for registration in acres	**4 Acres**
5.	HARERA registration no.	**80 OF 2022 dated 31.08.2022 30 of 2024 dated 27.03.2024**
6.	Name of licensee	**M/s. Manglam Multiplex Pvt. Ltd.**
7.	Name of collaborator	-
8.	Name of developer	**M/s. Manglam Multiplex Pvt. Ltd.**

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	**01.07.2024**
2.	Name of Architect/ Architect's firm	**Ar. Ashish Sawe**
3.	Date of site inspection	**01.07.2024**

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr.No.	Consultants	Name
1.	Site engineer	**Mr.Rajeev Khanna**
2.	Structural consultant	**Manish Consultant**
3.	Proof consultant	**Skeleton Consultant Pvt Limited**
4.	MEP consultant	**Uddanyan Chowdary**
5.	Site supervisor/incharge	**Mr.Rajeev Khanna**



4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure works and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard.
5.	I also certify that as on the date, the percentage of work done in the project for each of the building/ tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B.

Date: 01.07.2024

Issued without prejudice,

Name :- **Ar. ASHISH SAWE**

Stamp :



Place : Gurugram

Council of Architecture (CoA)
Registration no. : CA/2001/28463

(CoA)
Registration valid till (date) : 31-12-2033

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Route 65 is Commercial Project consist of 727 units.**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr.No.	**Project components**		**Work done value during the quarter (Sq. mt.)**	**Cumulative work done value till date (Sq. mt.)**	**(%) of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		-	25941	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		2673	21384	80%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	2672	6681	25%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	2673	5346	20%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	2672	6681	25%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	**Not Started**
	4.2	External (Plaster, painting, facade, etc.)	-	-	**Not Started**

Sr.No.	Tasks/Activity		Description of work done	(%) of total proposed work
	Sub-Structure Status			
1.	Excavation		**Completed**	**100%**
2.	Laying of foundation			
	(i)	Raft	**Completed**	**100%**
	(ii)	Pile	**Completed**	**100%**
3.	Number of basement(s) (1)			



	(i)	Basement Level 1	Completed		100%	
	(ii)	Basement Level 2	Completed		100%	
	(iii)	Basement Level 3	-		-	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		Completed		100%	
6.	Total area on each floor		Completed		100%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	Work in Progress		25%	
	(ii)	Staircase	Work in Progress		80%	
	(iii)	Lift wells along with water proofing	Work in Progress		80%	
	(iv)	Lift lobbies/ common areas floor wise	Work in Progress		20%	
10.	Fixing of door and window frames in flats/ units		Not Started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Started	Started	Started	Started
	(ii)	Electrical works including wiring	Started	Started	Started	Started
	(iii)	Plumbing works	Started	Started	Started	Started
12.	Status of wall plastering					
	(i)	External plaster	Not Started		0%	
	(ii)	Internal plaster	Not Started		0%	
13.	Status of wall tiling					
	(i)	In bathroom	Not Started		0%	
	(ii)	In kitchen	N.A.		-	
14.	Status of flooring					
	(i)	Common areas	Not Started		0%	
	(ii)	Units/ flats	Started		15%	



Sr.No	Tasks/ Activity Sub-Structure Status	Description of work done	Percentage of total proposed work
15.	Status of white washing		
	(i) Internal walls	Started	20%
	(ii) External walls	Not Started	0%
16.	Status of finishing		
	(i) Staircase with railing	Work in Progress	20%
	(ii) Lift wells	Work in Progress	30%
	(iii) Lift lobbies/ common areas floor wise	Work in Progress	20%
17.	Status of installation		
	(within flat/unit)		
	(i) Doors and windows panels	N.A.	N.A.
	(ii) Sanitary fixtures	N.A.	N.A.
	(iii) Modular kitchen	N.A.	N.A.
	(iv) Electrical fittings/ lighting	N.A.	N.A.
	(v) Gas piping (if any)	N.A.	N.A.
	(other than flat/units)		
	(vi) Lifts installation	Work in progress	50%
	(vii) Overhead tanks	Work in progress	40%
	(viii) Underground water tank	Work in progress	60%
	(ix) Firefighting fitting and equipment's as per CFO NOC	Started	20%
	(x) Electrical fittings in common areas	Not Started	0%
	(xi) Compliance to conditions of environment/ CRZNOC	Not Started	0%
18.	Waterproofing of terraces	Not Started	0%
19.	Entrance lobby finishing	Not Started	0%
20.	Status of construction of compound wall	Not Started	0%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%)of work done	Remarks
B1	Services			
1.	Internal roads & pavements	Yes	0%	Not Started
2.	Parking	Yes	0%	Not Started
	Covered	-	-	Not Started
	Open no. Surface	-	-	Not Started

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3.	Water supply	**Yes**	**0%**	**Not Started**
4.	Sewerage (chamber, lines, septic tanks, STP)	**Yes**	**0%**	**Not Started**
5.	Storm water drains	**Yes**	**0%**	**Not Started**
6.	Landscaping & tree plantation	**Yes**	**0%**	**Not Started**
7.	Parks and playgrounds	**No**	-	-
	Fixing of children play equipment's	**No**	-	-
	Benches	**Yes**	**0%**	**Not Started**
8.	Shopping area	**Yes**	**30%**	**Started**
9.	Street lighting/ electrification	**Yes**	**0%**	**Not Started**
10.	Treatment and disposal of sewage and sullage water/ STP	**Yes**	**0%**	**Not Started**
11.	Solid waste management & disposal	**Yes**	**0%**	**Not Started**
12.	Water conservation, rain water, harvesting, percolating well/ pit	**Yes**	**0%**	**Not Started**
13.	Energy management (solar)	**Yes**	**0%**	**Not Started**
14.	Fire protection and fire safety requirements	**Yes**	**20%**	**Started**
15.	Electrical meter room, sub-station, receiving station	**Yes**	**20%**	**Started**
16.	Other (option to add more)	**No**	-	**N.A.**
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	**No**	**N.A.**	**N.A.**
18.	Others	**No**	**N.A.**	**N.A.**
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	**No**	**N.A.**	**N.A.**
20.	Dispensary	**No**	**N.A.**	**N.A.**
21.	Club	**No**	**N.A.**	**N.A.**
22.	Others	**No**	**N.A.**	**N.A.**
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	**No**	N.A.	N.A.

----------End of Report----------

